



CITY OF VINCENT

## Community Consultation Submission Form

|                                          |                                                                                     |                                      |  |
|------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------|--|
| <b>Serial No:</b>                        | 5.2025.97                                                                           |                                      |  |
| <b>Location of Proposed Development:</b> | No. 71 Norfolk Street NORTH PERTH (LOT: 4 D/P: 3478)                                |                                      |  |
| <b>Proposed Development:</b>             | Proposed Alterations and Additions to Single House (Amendment to previous approval) |                                      |  |
| <b>Comment Period:</b>                   | 27 March 2025 to 9 April 2025.                                                      |                                      |  |
| <b>Contact Officer:</b>                  | Haydn Ruse                                                                          |                                      |  |
|                                          | <b>Ph: 6112 5872</b>                                                                | <b>email: mail@vincent.wa.gov.au</b> |  |

**PLEASE INDICATE THE APPROPRIATE BOX:**

|                                                        |           |                                                                                                       |               |                                                                                                       |
|--------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> I <b>support</b> the proposal | <b>or</b> | <input type="checkbox"/> I <b>object</b> to the proposal<br>Please provide reasons for your objection | <b>and/or</b> | <input type="checkbox"/> I neither support or object however, I have some concerns I wish to address. |
|--------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------|

### Personal Information

|                                                   |  |               |  |
|---------------------------------------------------|--|---------------|--|
| <b>Name(s):</b>                                   |  |               |  |
| <b>Affected Address:</b>                          |  |               |  |
| <b>Postal address:</b><br>(if different to above) |  |               |  |
| <b>Telephone:</b>                                 |  | <b>Email:</b> |  |
| <b>Signature:</b>                                 |  | <b>Date:</b>  |  |

In accordance with the City of Vincent Policy No: 4.1.31 – Privacy Management, your personal information will **not** be disclosed, made public or included in any agenda report.

|                                                     |           |                                        |           |                                           |
|-----------------------------------------------------|-----------|----------------------------------------|-----------|-------------------------------------------|
| <input type="checkbox"/> I am an Owner and Occupier | <b>or</b> | <input type="checkbox"/> I am an Owner | <b>or</b> | <input type="checkbox"/> I am an Occupier |
|-----------------------------------------------------|-----------|----------------------------------------|-----------|-------------------------------------------|

#### **Please Note:**

- Written submissions to the City are to be received within the comment period so that your views can be considered.
- If no submissions are received it will be assumed that there is no objection in relation to the planning, Building and heritage matters raised, and those matters will be determined without any further consultation.
- There is no obligation to complete this Submission Form.
- In determining the application, the City will take into account the comments of adjoining owners. However, please note that the City is not obliged to support the views of adjoining owners or to incorporate all suggestions into its decision on a proposal.



CITY OF VINCENT

|                                          |                                                                            |                                      |
|------------------------------------------|----------------------------------------------------------------------------|--------------------------------------|
| <b>File No: 5.2023.220</b>               | <b>Serial No: 5.2025.97</b>                                                |                                      |
| <b>Location of Proposed Development:</b> | No. 71 Norfolk Street NORTH PERTH (LOT: 4 D/P: 3478)                       |                                      |
| <b>Proposed Development:</b>             | Alterations and Additions to Single House (Amendment to previous approval) |                                      |
| <b>Comment Period:</b>                   | 27 March 2025 to 9 April 2025.                                             |                                      |
| <b>Contact Officer:</b>                  | Haydn Ruse                                                                 |                                      |
|                                          | <b>Ph: 6112 5872</b>                                                       | <b>Email: mail@vincent.wa.gov.au</b> |

#### Details of aspects requiring local authority discretion:

This proposal seeks amendments to the previously approved additions to the existing single house at No. 71 Norfolk Street.

The amendments primarily involve modifications to the previously approved alfresco area and the workshop/studio located at the rear boundary of the site.

The following areas require additional discretion beyond the initial approval, as summarised below:

| Deemed-to-Comply Provision                                                                             | Proposed                                                                                  | Design Principle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comment |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b><u>Lot Boundary Setback</u></b><br>Southern wall of proposed alfresco<br>Required setback: 1.5m     | 1m<br><i>(setback previously approved at 1m, but wall has extended in length by 2.2m)</i> | <b>5.3.1 Lot Boundary Setback</b><br>P3.1 - Buildings set back from lot boundaries or adjacent buildings on the same lot so as to: <ul style="list-style-type: none"><li>• reduce impacts of building bulk on adjoining properties;</li><li>• provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and</li><li>• minimise the extent of overlooking and resultant loss of privacy on adjoining properties.</li></ul>                                                                            |         |
| <b><u>Boundary Walls</u></b><br>Northern boundary wall of proposed pool house.<br>Maximum height: 3.5m | 5.4m<br><i>(previously approved at a maximum height of 5.0m)</i>                          | P3.2 - Buildings built up to boundaries (other than the street boundary) where this: <ul style="list-style-type: none"><li>• makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;</li><li>• does not compromise the design principle contained in clause 5.1.3 P3.1;</li><li>• does not have any adverse impact on the amenity of the adjoining property;</li><li>• ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and</li></ul> |         |

|                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <p><b><u>Development of Rights of Way</u></b></p> <p>Development has a setback standard of 1 metre from the right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied.</p> <p>As 0.5 metre of widening is required, development has a 1.5 metre setback standard.</p> | <p>Pool house and store are proposed with a nil setback to the right of way</p> <p>This is consistent with the previous approval, however the wall height of the structure has increased</p> | <p><b>Built Form Policy Volume 1 Clause 5.13</b></p> <p>P5.13.1 - Development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.</p> <p>P5.13.2 - Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.</p> <p>P5.13.3 - Development which provides suitable space for safe vehicle movement in the right of way.</p> <p>P5.13.4 - Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.</p> |  |

(If you wish to provide further comments regarding the above matter, please attach a separate page to this form.)

**Deemed-to-Comply** – these are the minimum applicable standards, where a development meets the ‘deemed-to-comply’ requirements this provides a straight forward pathway to approval.

Where a proposal does not meet the ‘deemed-to-comply’ provisions and therefore seeks to apply the Design Principles then the approval of the decision maker is required for those matters only.

**Design Principle** – A proposal is required to demonstrate compliance with design principles where it does not satisfy the corresponding deemed-to-comply provisions.

**Please note all** provisions are open to the exercise of judgement based on the design principles and relevant objectives for that element.

*The City is undertaking community consultation to seek input from interested residents; it is not to be taken as any actual or implied support for the application. A decision on the matter will not be made until after the conclusion of the consultation period, following review of all submissions.*